HOUSING MARKET INFORMATION

HOUSING NOW
Ottawa*

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: June 2013

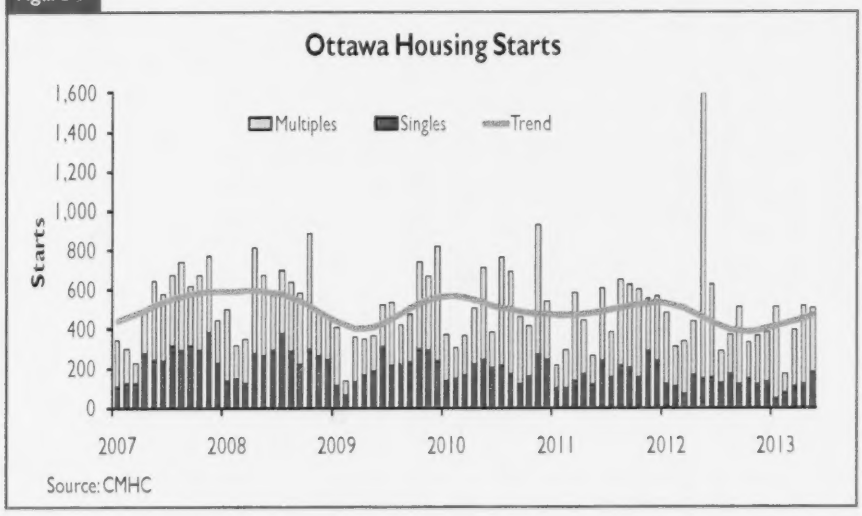
New Home Market

Ottawa starts moderate in May

According to the latest data released by Canada Mortgage and Housing Corporation (CMHC), housing starts in Ottawa Census Metropolitan Area (CMA) totalled 507 units in May compared to 1,595 a year earlier. The year-to-date number posted a 34 per cent moderation from the same period in 2012.

Seasonally adjusted housing starts declined in May solely due to retreating condominium construction. However, this scaling back in condominium starts is measured in comparison to the record growth in May of 2012, when 1,236 condominium apartments broke ground. All other start types expanded

Figure 1



*Ontario part of Ottawa-Gatineau CMA

Table of Contents

1 New Home Market

3 Maps

9 Tables

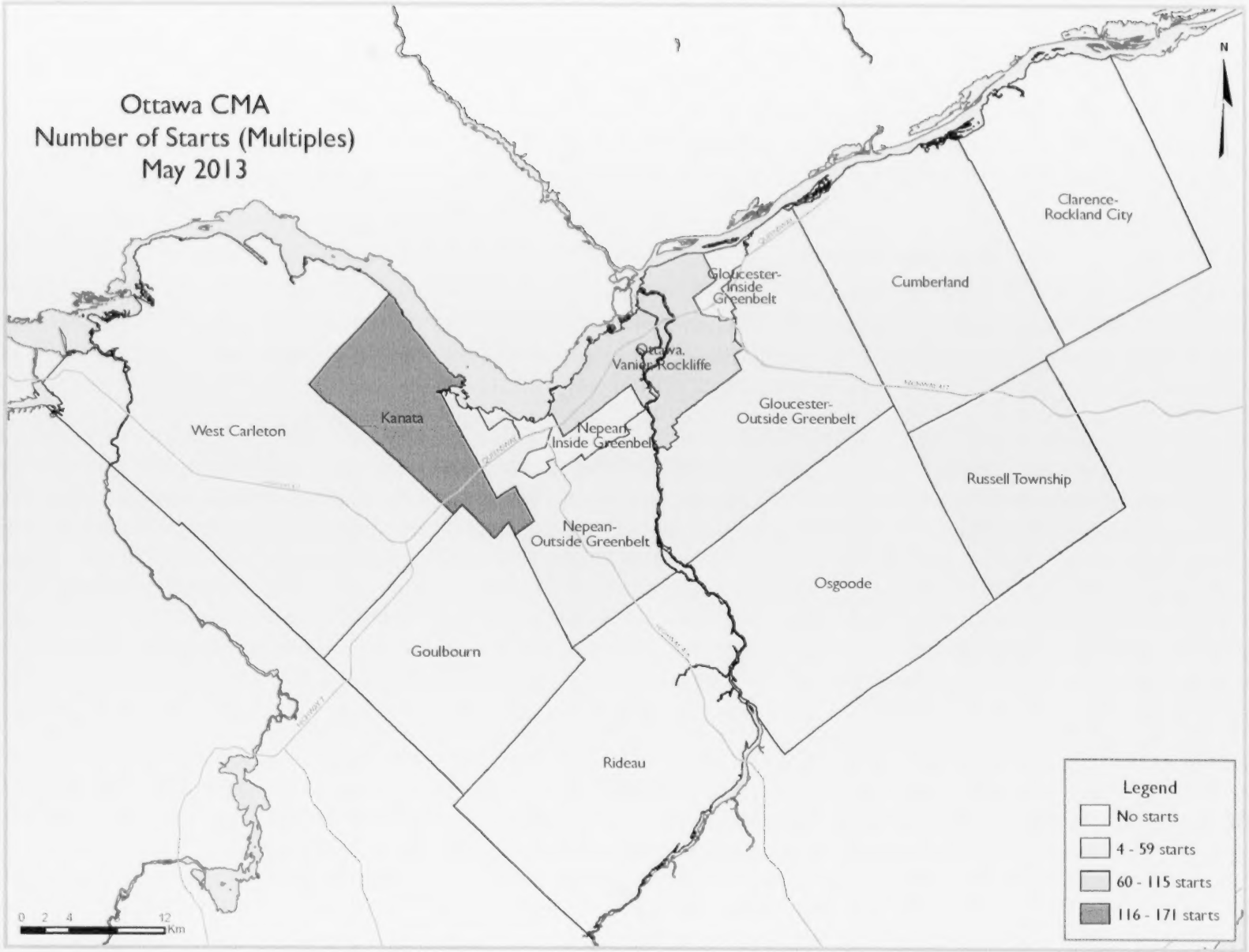
SUBSCRIBE NOW!

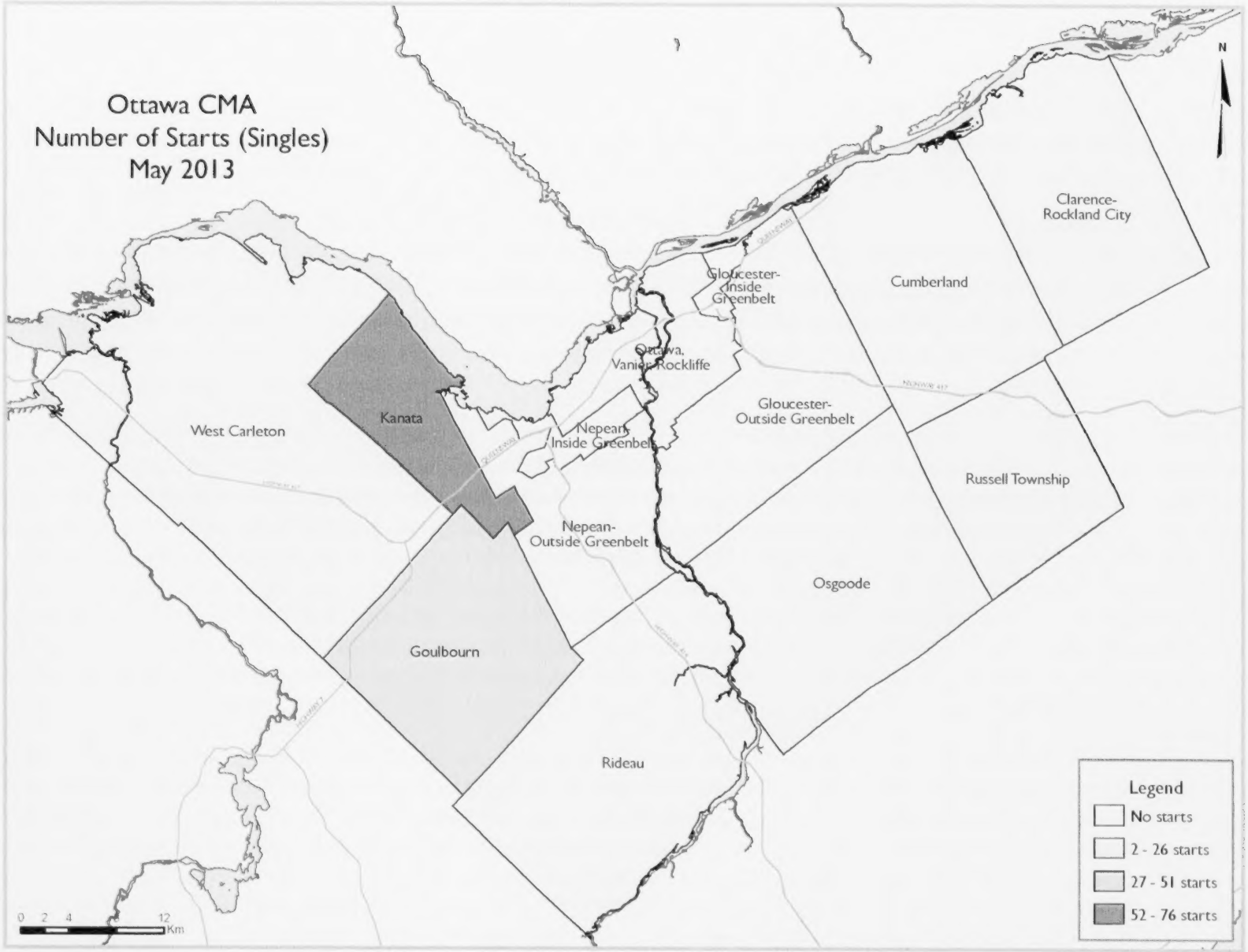
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at **www.cmhc.ca/housingmarketinformation.** View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

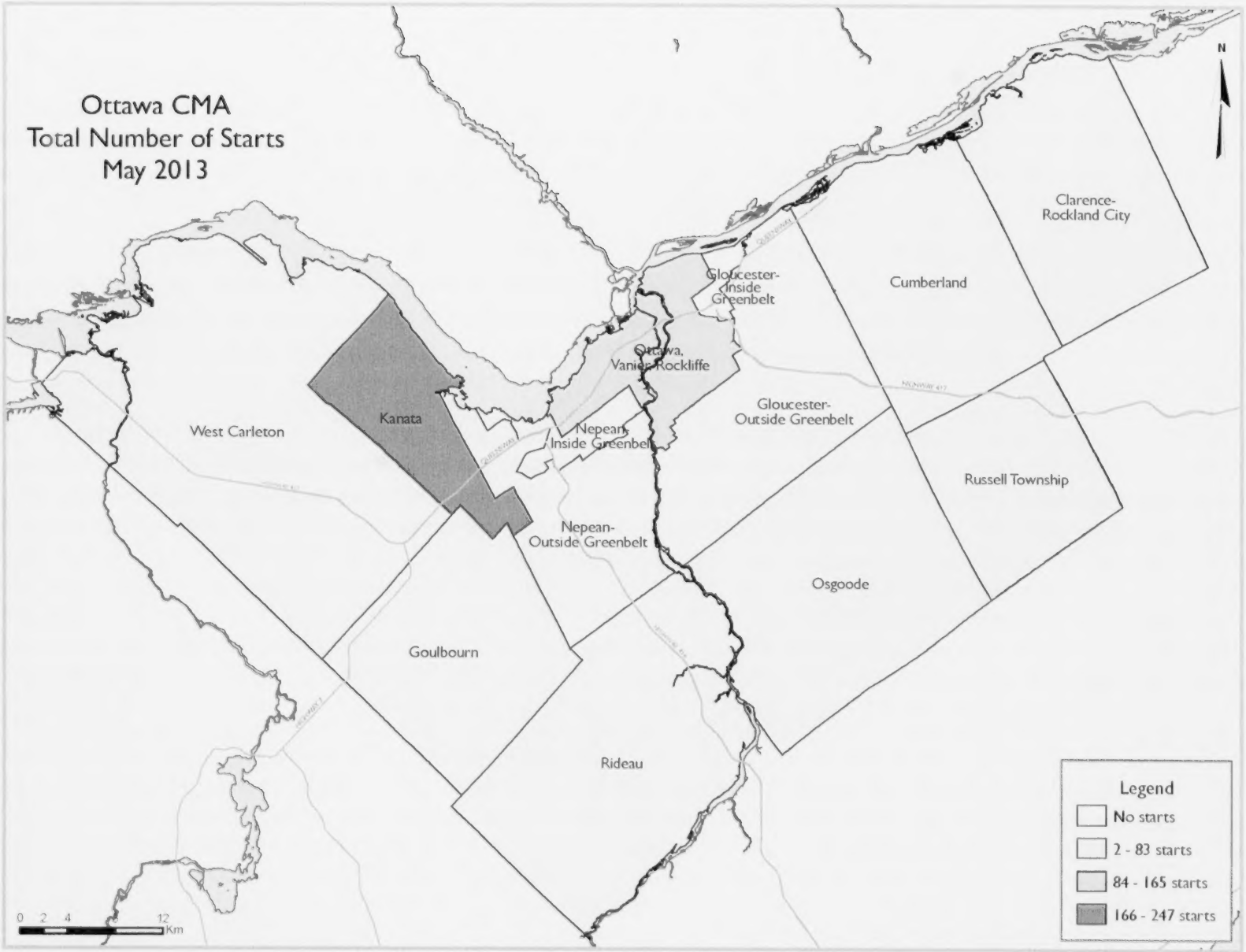
at a healthy rate measured both from a year earlier or compared to the previous month in seasonally adjusted terms. Single-detached homes recorded their highest starts activity since April 2012.

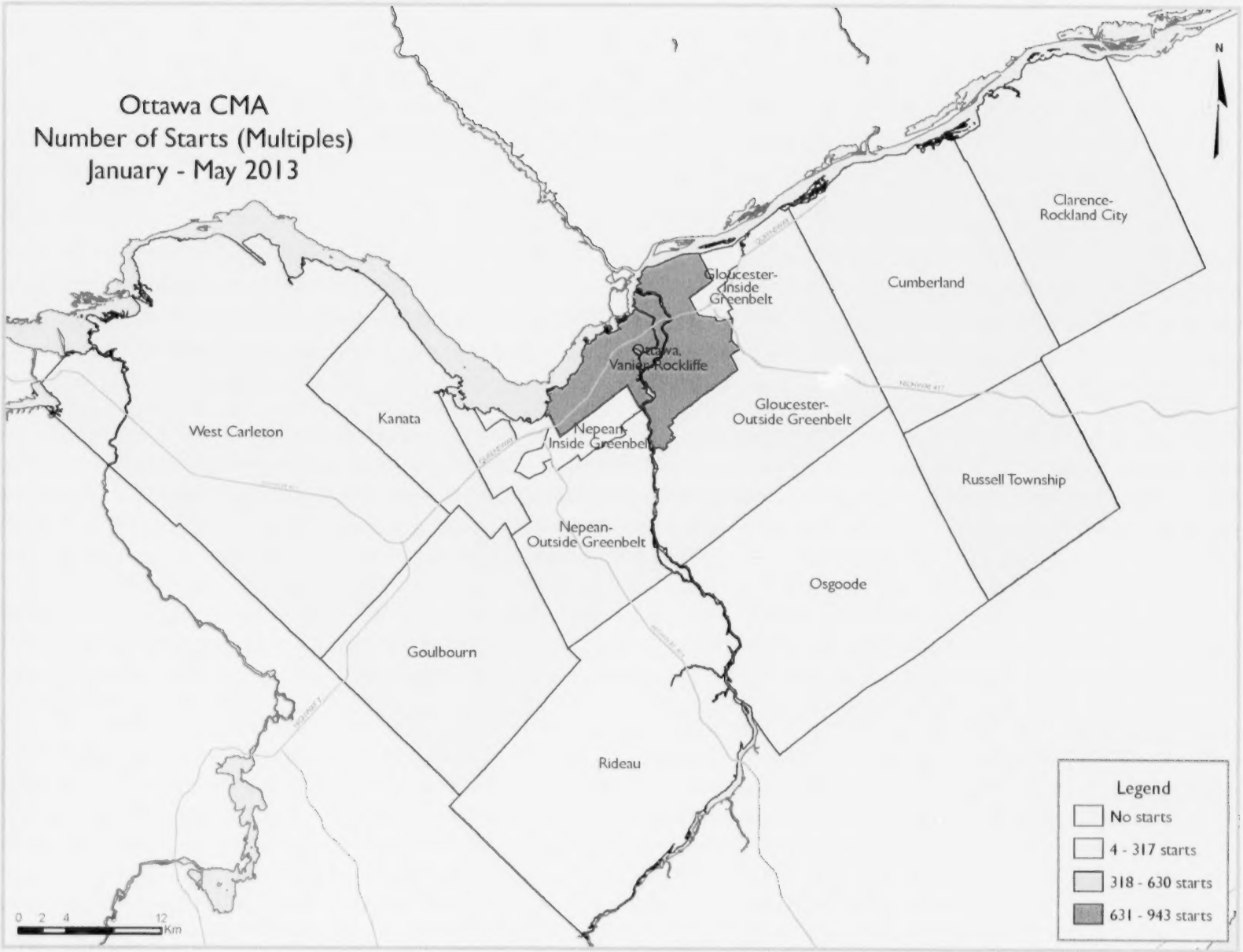
In May, approximately half of all construction activity took place in Kanata. While apartment construction remained concentrated in the Ottawa City core, Kanata came in first place in row, single, and semi-detached construction. Year-to-date single starts have been similarly concentrated in Kanata, which secured one-third of activity. Goulbourn captured another 21 percent and Nepean (outside the greenbelt) retreated to third place with just an 11 per cent share.

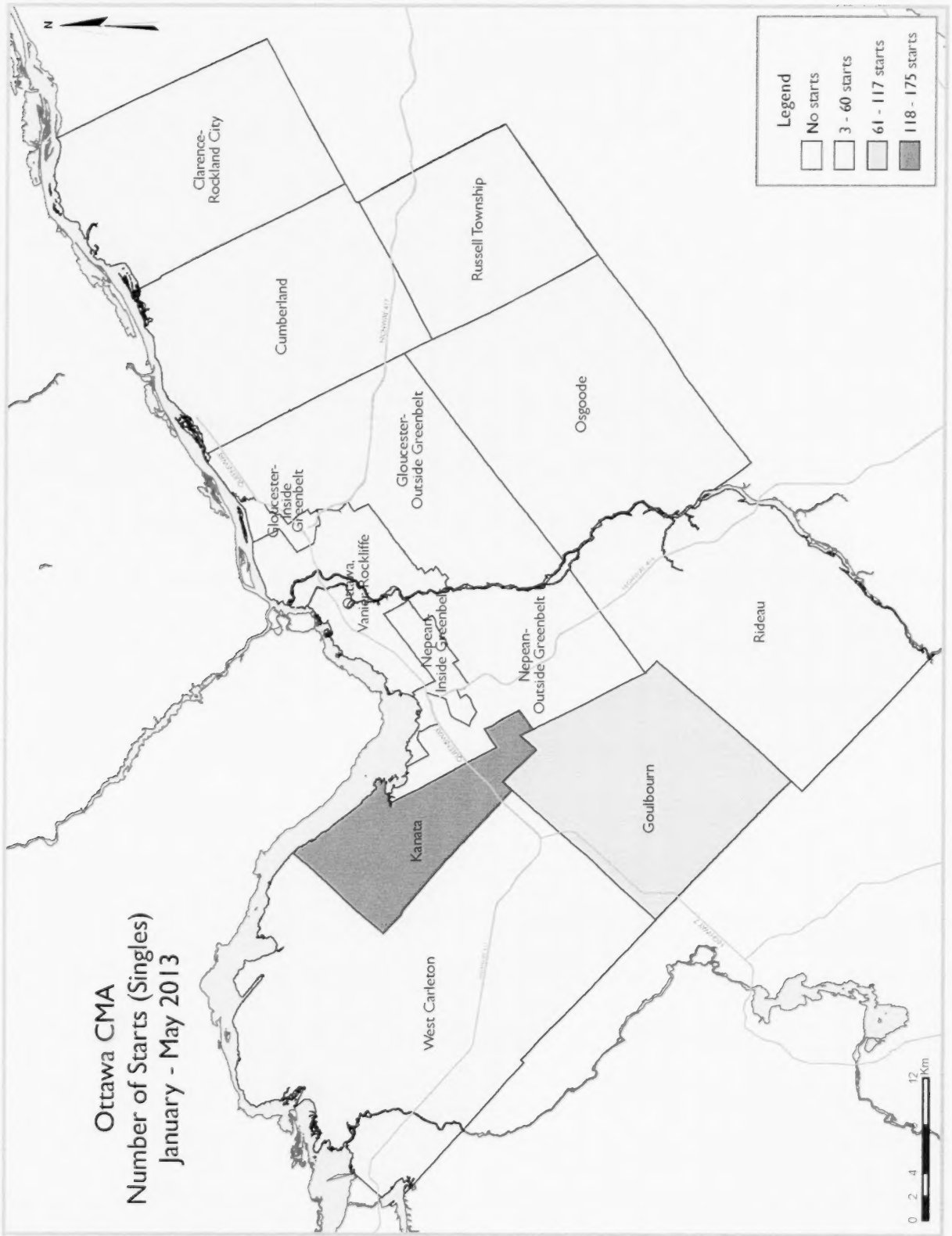
Both Kanata and Goulbourn are on a revitalizing trend, with the strongest year-to-date activity in single-family construction since 2008. One reason may be that the median price for absorbed new single-detached homes in Kanata is significantly lower than in Nepean (outside the greenbelt) explaining some of the shift in construction to the area. In addition, the share of single starts in West Carleton, Clarence-Rockland and Russell together surpassed Nepean Outside the Greenbelt`s share at 12 per cent, further reinforcing that single-detached home building is slowly moving into the outskirts of the CMA.

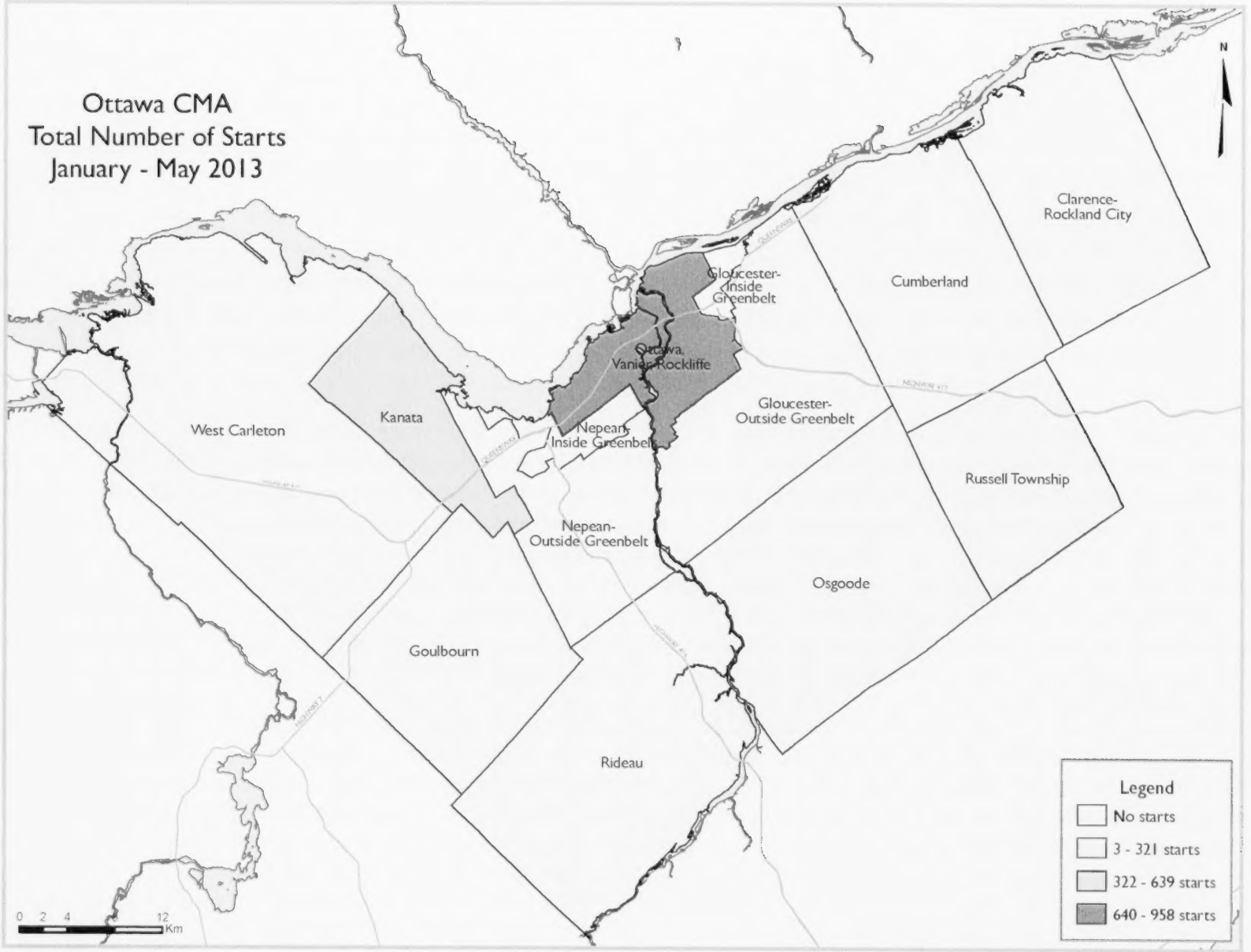

Ottawa CMA
Number of Starts (Multiples)
May 2013
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Outside Greenbelt
Russell Township
West Carleton
Kanata
Nepean,
Inside Greenbelt
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
0 2 4 12
Km
Legend
No starts
4 - 59 starts
60 - 115 starts
116 - 171 starts


Ottawa CMA
Number of Starts (Singles)
May 2013
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean
Inside Greenbelt
Russell Township
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
Legend
No starts
2 - 26 starts
27 - 51 starts
52 - 76 starts
0 2 4 12
Km


Ottawa CMA
Total Number of Starts
May 2013
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Outside Greenbelt
Russell Township
West Carleton
Kanata
Nepean,
Inside Greenbelt
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
0 2 4 8 12
Km
Legend
No starts
2 - 83 starts
84 - 165 starts
166 - 247 starts


Ottawa CMA
Number of Starts (Multiples)
January - May 2013
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier-Rockliffe
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean,
Inside Greenbelt
Russell Township
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
Legend
No starts
4 - 317 starts
318 - 630 starts
631 - 943 starts
0 2 4 12
Km


Ottawa CMA
Number of Starts (Singles)
January - May 2013
N
Legend
No starts
3 - 60 starts
61 - 117 starts
118 - 175 starts
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa-Vanier/Rockcliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2 4 12 Km


Ottawa CMA
Total Number of Starts
January - May 2013
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier-Rockliffe
Gloucester-
Outside Greenbelt
Nepean,
Inside Greenbelt
West Carleton
Kanata
Russell Township
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
0 2 4 12
Km
Legend
No starts
3 - 321 starts
322 - 639 starts
640 - 958 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
May 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2013	181	42	174	0	0	36	0	74	507
May 2012	147	20	57	0	0	1,236	2	133	1,595
% Change	23.1	110.0	**	n/a	n/a	-97.1	-100.0	-44.4	-68.2
Year-to-date 2013	536	122	451	0	0	914	0	80	2,103
Year-to-date 2012	618	68	581	0	7	1,694	4	198	3,170
% Change	-13.3	79.4	-22.4	n/a	-100.0	-46.0	-100.0	-59.6	-33.7
UNDER CONSTRUCTION									
May 2013	894	216	994	0	0	2,922	27	457	5,510
May 2012	1,099	126	1,287	0	7	2,977	10	301	5,807
% Change	-18.7	71.4	-22.8	n/a	-100.0	-1.8	170.0	51.8	-5.1
COMPLETIONS									
May 2013	128	30	120	0	0	341	0	8	627
May 2012	156	26	110	0	0	39	2	69	402
% Change	-17.9	15.4	9.1	n/a	n/a	**	-100.0	-88.4	56.0
Year-to-date 2013	583	132	583	0	0	691	4	45	2,038
Year-to-date 2012	719	122	559	0	0	657	4	220	2,281
% Change	-18.9	8.2	4.3	n/a	n/a	5.2	0.0	-79.5	-10.7
COMPLETED & NOT ABSORBED									
May 2013	55	49	84	0	0	303	n/a	n/a	491
May 2012	50	40	115	0	2	114	n/a	n/a	321
% Change	10.0	22.5	-27.0	n/a	-100.0	165.8	n/a	n/a	53.0
ABSORBED									
May 2013	127	22	130	0	0	274	n/a	n/a	553
May 2012	155	21	110	0	0	99	n/a	n/a	385
% Change	-18.1	4.8	18.2	n/a	n/a	176.8	n/a	n/a	43.6
Year-to-date 2013	590	122	594	0	0	637	n/a	n/a	1,943
Year-to-date 2012	710	116	550	0	2	667	n/a	n/a	2,045
% Change	-16.9	5.2	8.0	n/a	-100.0	-4.5	n/a	n/a	-5.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
May 2013	152	38	174	0	0	36	0	74	474
May 2012	125	20	57	0	0	1,236	2	133	1,573
Ottawa, Vanier, Rockcliffe									
May 2013	7	10	10	0	0	0	0	74	101
May 2012	8	4	3	0	0	1,083	0	9	1,107
Nepean inside greenbelt									
May 2013	2	0	0	0	0	0	0	0	2
May 2012	1	0	3	0	0	0	0	0	4
Nepean outside greenbelt									
May 2013	13	6	24	0	0	0	0	0	43
May 2012	45	0	12	0	0	117	0	124	298
Gloucester inside greenbelt									
May 2013	0	0	0	0	0	0	0	0	0
May 2012	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
May 2013	4	8	0	0	0	0	0	0	12
May 2012	26	8	11	0	0	0	0	0	45
Kanata									
May 2013	76	14	121	0	0	36	0	0	247
May 2012	3	8	21	0	0	0	0	0	32
Cumberland									
May 2013	8	0	19	0	0	0	0	0	27
May 2012	7	0	7	0	0	36	0	0	50
Goulbourn									
May 2013	30	0	0	0	0	0	0	0	30
May 2012	19	0	0	0	0	0	0	0	19
West Carleton									
May 2013	6	0	0	0	0	0	0	0	6
May 2012	5	0	0	0	0	0	0	0	5
Rideau									
May 2013	4	0	0	0	0	0	0	0	4
May 2012	1	0	0	0	0	0	0	0	1
Osgoode									
May 2013	2	0	0	0	0	0	0	0	2
May 2012	10	0	0	0	0	0	2	0	12
Clarence-Rockland City									
May 2013	13	0	0	0	0	0	0	0	13
May 2012	22	0	0	0	0	0	0	0	22
Russell Township									
May 2013	16	4	0	0	0	0	0	0	20
May 2012	0	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario portion)									
May 2013	181	42	174	0	0	36	0	74	507
May 2012	147	20	57	0	0	1,236	2	133	1,595

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
May 2013	818	210	941	0	0	2,890	27	453	5,339
May 2012	1,008	122	1,279	0	7	2,939	7	297	5,659
Ottawa, Vanier, Rockcliffe									
May 2013	67	94	27	0	0	2,322	27	116	2,653
May 2012	86	40	25	0	7	1,939	3	165	2,265
Nepean inside greenbelt									
May 2013	5	0	9	0	0	16	0	0	30
May 2012	8	0	10	0	0	16	0	0	34
Nepean outside greenbelt									
May 2013	74	44	160	0	0	224	0	124	626
May 2012	359	26	440	0	0	605	0	124	1,554
Gloucester inside greenbelt									
May 2013	2	0	19	0	0	44	0	0	65
May 2012	2	0	19	0	0	44	0	0	65
Gloucester outside greenbelt									
May 2013	110	32	125	0	0	66	0	0	333
May 2012	91	16	222	0	0	112	0	0	441
Kanata									
May 2013	227	38	361	0	0	84	0	152	862
May 2012	48	34	302	0	0	10	0	0	394
Cumberland									
May 2013	147	0	98	0	0	120	0	41	406
May 2012	112	0	125	0	0	169	0	0	406
Goulbourn									
May 2013	114	0	20	0	0	14	0	20	168
May 2012	197	2	58	0	0	44	0	8	309
West Carleton									
May 2013	30	2	122	0	0	0	0	0	154
May 2012	51	4	20	0	0	0	2	0	77
Rideau									
May 2013	16	0	0	0	0	0	0	0	16
May 2012	14	0	0	0	0	0	0	0	14
Osgoode									
May 2013	26	0	0	0	0	0	0	0	26
May 2012	40	0	58	0	0	0	2	0	100
Clarence-Rockland City									
May 2013	56	2	53	0	0	32	0	0	143
May 2012	90	0	8	0	0	38	3	0	139
Russell Township									
May 2013	20	4	0	0	0	0	0	4	28
May 2012	1	4	0	0	0	0	0	4	9
Ottawa-Gatineau CMA (Ontario portion)									
May 2013	894	216	994	0	0	2,922	27	457	5,510
May 2012	1,099	126	1,287	0	7	2,977	10	301	5,807

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
May 2013	117	28	120	0	0	341	0	8	614
May 2012	141	24	102	0	0	39	2	69	377
Ottawa, Vanier, Rockcliffe									
May 2013	5	8	3	0	0	266	0	0	282
May 2012	1	8	6	0	0	39	2	0	56
Nepean inside greenbelt									
May 2013	7	0	3	0	0	0	0	0	10
May 2012	5	0	0	0	0	0	0	69	74
Nepean outside greenbelt									
May 2013	8	10	28	0	0	0	0	0	46
May 2012	28	8	11	0	0	0	0	0	47
Gloucester inside greenbelt									
May 2013	0	0	0	0	0	0	0	0	0
May 2012	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
May 2013	8	2	11	0	0	0	0	0	21
May 2012	25	6	10	0	0	0	0	0	41
Kanata									
May 2013	15	8	39	0	0	40	0	0	102
May 2012	22	2	36	0	0	0	0	0	60
Cumberland									
May 2013	32	0	36	0	0	0	0	0	68
May 2012	22	0	39	0	0	0	0	0	61
Goulbourn									
May 2013	15	0	0	0	0	35	0	8	58
May 2012	28	0	0	0	0	0	0	0	28
West Carleton									
May 2013	15	0	0	0	0	0	0	0	15
May 2012	7	0	0	0	0	0	0	0	7
Rideau									
May 2013	1	0	0	0	0	0	0	0	1
May 2012	1	0	0	0	0	0	0	0	1
Osgoode									
May 2013	11	0	0	0	0	0	0	0	11
May 2012	2	0	0	0	0	0	0	0	2
Clarence-Rockland City									
May 2013	11	0	0	0	0	0	0	0	11
May 2012	14	2	8	0	0	0	0	0	24
Russell Township									
May 2013	0	2	0	0	0	0	0	0	2
May 2012	1	0	0	0	0	0	0	0	1
Ottawa-Gatineau CMA (Ontario portion)									
May 2013	128	30	120	0	0	341	0	8	627
May 2012	156	26	110	0	0	39	2	69	402

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
May 2013	51	49	84	0	0	284	n/a	n/a	468
May 2012	46	40	111	0	2	112	n/a	n/a	311
Ottawa, Vanier, Rockcliffe									
May 2013	22	27	7	0	0	138	n/a	n/a	194
May 2012	14	17	11	0	1	55	n/a	n/a	98
Nepean inside greenbelt									
May 2013	1	2	2	0	0	0	n/a	n/a	5
May 2012	1	2	0	0	0	0	n/a	n/a	3
Nepean outside greenbelt									
May 2013	5	7	18	0	0	80	n/a	n/a	110
May 2012	7	11	21	0	1	43	n/a	n/a	83
Gloucester inside greenbelt									
May 2013	0	0	0	0	0	1	n/a	n/a	1
May 2012	0	0	0	0	0	1	n/a	n/a	1
Gloucester outside greenbelt									
May 2013	2	3	37	0	0	1	n/a	n/a	43
May 2012	4	3	23	0	0	1	n/a	n/a	31
Kanata									
May 2013	2	7	8	0	0	14	n/a	n/a	31
May 2012	1	4	15	0	0	2	n/a	n/a	22
Cumberland									
May 2013	11	1	10	0	0	42	n/a	n/a	64
May 2012	13	2	22	0	0	6	n/a	n/a	43
Goulbourn									
May 2013	2	1	0	0	0	8	n/a	n/a	11
May 2012	2	1	8	0	0	4	n/a	n/a	15
West Carleton									
May 2013	2	1	2	0	0	0	n/a	n/a	5
May 2012	2	0	3	0	0	0	n/a	n/a	5
Rideau									
May 2013	2	0	0	0	0	0	n/a	n/a	2
May 2012	0	0	0	0	0	0	n/a	n/a	0
Osgoode									
May 2013	2	0	0	0	0	0	n/a	n/a	2
May 2012	2	0	8	0	0	0	n/a	n/a	10
Clarence-Rockland City									
May 2013	4	0	0	0	0	0	n/a	n/a	4
May 2012	4	0	4	0	0	0	n/a	n/a	8
Russell Township									
May 2013	0	0	0	0	0	19	n/a	n/a	19
May 2012	0	0	0	0	0	2	n/a	n/a	2
Ottawa-Gatineau CMA (Ontario portion)									
May 2013	55	49	84	0	0	303	n/a	n/a	491
May 2012	50	40	115	0	2	114	n/a	n/a	321

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
May 2013	115	20	130	0	0	274	n/a	n/a	539
May 2012	141	19	102	0	0	99	n/a	n/a	361
Ottawa, Vanier, Rockcliffe									
May 2013	3	4	6	0	0	211	n/a	n/a	224
May 2012	0	5	5	0	0	99	n/a	n/a	109
Nepean inside greenbelt									
May 2013	7	0	3	0	0	0	n/a	n/a	10
May 2012	5	0	0	0	0	0	n/a	n/a	5
Nepean outside greenbelt									
May 2013	8	8	30	0	0	4	n/a	n/a	50
May 2012	27	6	8	0	0	0	n/a	n/a	41
Gloucester inside greenbelt									
May 2013	0	0	0	0	0	0	n/a	n/a	0
May 2012	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
May 2013	8	2	9	0	0	0	n/a	n/a	19
May 2012	24	6	16	0	0	0	n/a	n/a	46
Kanata									
May 2013	15	6	45	0	0	27	n/a	n/a	93
May 2012	23	2	36	0	0	0	n/a	n/a	61
Cumberland									
May 2013	32	0	36	0	0	0	n/a	n/a	68
May 2012	24	0	37	0	0	0	n/a	n/a	61
Goulbourn									
May 2013	15	0	0	0	0	32	n/a	n/a	47
May 2012	28	0	0	0	0	0	n/a	n/a	28
West Carleton									
May 2013	15	0	0	0	0	0	n/a	n/a	15
May 2012	7	0	0	0	0	0	n/a	n/a	7
Rideau									
May 2013	1	0	0	0	0	0	n/a	n/a	1
May 2012	1	0	0	0	0	0	n/a	n/a	1
Osgoode									
May 2013	11	0	1	0	0	0	n/a	n/a	12
May 2012	2	0	0	0	0	0	n/a	n/a	2
Clarence-Rockland City									
May 2013	11	0	0	0	0	0	n/a	n/a	11
May 2012	13	2	8	0	0	0	n/a	n/a	23
Russell Township									
May 2013	1	2	0	0	0	0	n/a	n/a	3
May 2012	1	0	0	0	0	0	n/a	n/a	1
Ottawa-Gatineau CMA (Ontario portion)									
May 2013	127	22	130	0	0	274	n/a	n/a	553
May 2012	155	21	110	0	0	99	n/a	n/a	385

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	1,592	278	1,388	0	7	2,277	32	452	6,026
% Change	-25.4	-22.8	-24.9	n/a	n/a	68.2	**	**	4.0
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	% Change
Ottawa City	152	125	38	22	174	57	110	1,369	474	1,573	-69.9
Ottawa, Vanier, Rockcliffe	7	8	10	4	10	3	74	1,092	101	1,107	-90.9
Nepean inside greenbelt	2	1	0	0	0	3	0	0	2	4	-50.0
Nepean outside greenbelt	13	45	6	0	24	12	0	241	43	298	-85.6
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	4	26	8	8	0	11	0	0	12	45	-73.3
Kanata	76	3	14	8	121	21	36	0	247	32	**
Cumberland	8	7	0	0	19	7	0	36	27	50	-46.0
Goulbourn	30	19	0	0	0	0	0	0	30	19	57.9
West Carleton	6	5	0	0	0	0	0	0	6	5	20.0
Rideau	4	1	0	0	0	0	0	0	4	1	**
Osgoode	2	10	0	2	0	0	0	0	2	12	-83.3
Clarence-Rockland City	13	22	0	0	0	0	0	0	13	22	-40.9
Russell Township	16	0	4	0	0	0	0	0	20	0	n/a
Ottawa-Gatineau CMA (Ontario Portion)	181	147	42	22	174	57	110	1,369	507	1,595	-68.2

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Ottawa City	488	571	118	70	430	584	1,002	1,882	2,038	3,107	-34.4
Ottawa, Vanier, Rockcliffe	15	27	50	12	13	10	880	1,527	958	1,576	-39.2
Nepean inside greenbelt	3	3	0	0	0	3	0	0	3	6	-50.0
Nepean outside greenbelt	59	220	24	14	75	257	24	267	182	758	-76.0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	49	111	20	22	42	175	0	28	111	336	-67.0
Kanata	175	21	20	12	189	102	36	0	420	135	**
Cumberland	35	48	2	4	35	37	48	60	120	149	-19.5
Goulbourn	114	91	0	2	14	0	14	0	142	93	52.7
West Carleton	14	24	2	2	62	0	0	0	78	26	200.0
Rideau	11	3	0	0	0	0	0	0	11	3	**
Osgoode	13	23	0	2	0	0	0	0	13	25	-48.0
Clarence-Rockland City	29	43	0	0	13	4	0	10	42	57	-26.3
Russell Township	19	4	4	2	0	0	0	0	23	6	**
Ottawa-Gatineau CMA (Ontario Portion)	536	618	122	72	443	588	1,002	1,892	2,103	3,170	-33.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012
Ottawa City	174	57	0	0	36	1,236	74	133
Ottawa, Vanier, Rockcliffe	10	3	0	0	0	1,083	74	9
Nepean inside greenbelt	0	3	0	0	0	0	0	0
Nepean outside greenbelt	24	12	0	0	0	117	0	124
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	0	11	0	0	0	0	0	0
Kanata	121	21	0	0	36	0	0	0
Cumberland	19	7	0	0	0	36	0	0
Goulbourn	0	0	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	174	57	0	0	36	1,236	74	133

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Ottawa City	430	584	0	0	922	1,684	80	198
Ottawa, Vanier, Rockcliffe	13	10	0	0	800	1,453	80	74
Nepean inside greenbelt	0	3	0	0	0	0	0	0
Nepean outside greenbelt	75	257	0	0	24	143	0	124
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	42	175	0	0	0	28	0	0
Kanata	189	102	0	0	36	0	0	0
Cumberland	35	37	0	0	48	60	0	0
Goulbourn	14	0	0	0	14	0	0	0
West Carleton	62	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	13	4	0	0	0	10	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	443	588	0	0	922	1,694	80	198

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
May 2013

Submarket	Freehold		Condominium		Rental		Total*	
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012
Ottawa City	364	202	36	1,236	74	135	474	1,573
Ottawa, Vanier, Rockcliffe	27	15	0	1,083	74	9	101	1,107
Nepean inside greenbelt	2	4	0	0	0	0	2	4
Nepean outside greenbelt	43	57	0	117	0	124	43	298
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	12	45	0	0	0	0	12	45
Kanata	211	32	36	0	0	0	247	32
Cumberland	27	14	0	36	0	0	27	50
Goulbourn	30	19	0	0	0	0	30	19
West Carleton	6	5	0	0	0	0	6	5
Rideau	4	1	0	0	0	0	4	1
Osgoode	2	10	0	0	0	2	2	12
Clarence-Rockland City	13	22	0	0	0	0	13	22
Russell Township	20	0	0	0	0	0	20	0
Ottawa-Gatineau CMA (Ontario Portion)	397	224	36	1,236	74	135	507	1,595

Table 2.5: Starts by Submarket and by Intended Market
January - May 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Ottawa City	1,044	1,214	914	1,691	80	202	2,038	3,107
Ottawa, Vanier, Rockcliffe	78	42	800	1,460	80	74	958	1,576
Nepean inside greenbelt	3	6	0	0	0	0	3	6
Nepean outside greenbelt	158	491	24	143	0	124	182	758
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	111	308	0	28	0	0	111	336
Kanata	384	135	36	0	0	0	420	135
Cumberland	80	89	40	60	0	0	120	149
Goulbourn	128	93	14	0	0	0	142	93
West Carleton	78	24	0	0	0	2	78	26
Rideau	11	3	0	0	0	0	11	3
Osgoode	13	23	0	0	0	2	13	25
Clarence-Rockland City	42	47	0	10	0	0	42	57
Russell Township	23	6	0	0	0	0	23	6
Ottawa-Gatineau CMA (Ontario Portion)	1,109	1,267	914	1,701	80	202	2,103	3,170

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2013

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	% Change
Ottawa City	117	141	28	26	120	102	349	108	614	377	62.9
Ottawa, Vanier, Rockcliffe	5	1	8	10	3	6	266	39	282	56	**
Nepean inside greenbelt	7	5	0	0	3	0	0	69	10	74	-86.5
Nepean outside greenbelt	8	28	10	8	28	11	0	0	46	47	-2.1
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	8	25	2	6	11	10	0	0	21	41	-48.8
Kanata	15	22	8	2	39	36	40	0	102	60	70.0
Cumberland	32	22	0	0	36	39	0	0	68	61	11.5
Goulbourn	15	28	0	0	0	0	43	0	58	28	107.1
West Carleton	15	7	0	0	0	0	0	0	15	7	114.3
Rideau	1	1	0	0	0	0	0	0	1	1	0.0
Osgoode	11	2	0	0	0	0	0	0	11	2	**
Clarence-Rockland City	11	14	0	2	0	8	0	0	11	24	-54.2
Russell Township	0	1	2	0	0	0	0	0	2	1	100.0
Ottawa-Gatineau CMA (Ontario Portion)	128	156	30	28	120	110	349	108	627	402	56.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2013

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Ottawa City	516	661	126	120	583	547	736	875	1,961	2,203	-11.0
Ottawa, Vanier, Rockcliffe	35	27	42	36	18	18	424	608	519	689	-24.7
Nepean inside greenbelt	10	8	0	0	3	0	0	69	13	77	-83.1
Nepean outside greenbelt	98	155	34	38	210	166	222	28	564	387	45.7
Gloucester inside greenbelt	0	0	0	0	0	12	0	0	0	12	-100.0
Gloucester outside greenbelt	67	102	10	26	108	89	0	0	185	217	-14.7
Kanata	51	60	26	16	142	92	40	146	259	314	-17.5
Cumberland	73	130	12	4	102	119	0	24	187	277	-32.5
Goulbourn	65	91	0	0	0	13	50	0	115	104	10.6
West Carleton	48	46	2	0	0	0	0	0	50	46	8.7
Rideau	13	13	0	0	0	0	0	0	13	13	0.0
Osgoode	56	29	0	0	0	38	0	0	56	67	-16.4
Clarence-Rockland City	38	35	0	4	0	12	0	2	38	53	-28.3
Russell Township	29	23	10	2	0	0	0	0	39	25	56.0
Ottawa-Gatineau CMA (Ontario Portion)	583	719	136	126	583	559	736	877	2,038	2,281	-10.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012
Ottawa City	120	102	0	0	341	39	8	69
Ottawa, Vanier, Rockcliffe	3	6	0	0	266	39	0	0
Nepean inside greenbelt	3	0	0	0	0	0	0	69
Nepean outside greenbelt	28	11	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	11	10	0	0	0	0	0	0
Kanata	39	36	0	0	40	0	0	0
Cumberland	36	39	0	0	0	0	0	0
Goulbourn	0	0	0	0	35	0	8	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	8	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	120	110	0	0	341	39	8	69

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Ottawa City	583	547	0	0	691	657	45	218
Ottawa, Vanier, Rockcliffe	18	18	0	0	387	605	37	3
Nepean inside greenbelt	3	0	0	0	0	0	0	69
Nepean outside greenbelt	210	166	0	0	222	28	0	0
Gloucester inside greenbelt	0	12	0	0	0	0	0	0
Gloucester outside greenbelt	108	89	0	0	0	0	0	0
Kanata	142	92	0	0	40	0	0	146
Cumberland	102	119	0	0	0	24	0	0
Goulbourn	0	13	0	0	42	0	8	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	38	0	0	0	0	0	0
Clarence-Rockland City	0	12	0	0	0	0	0	2
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	583	559	0	0	691	657	45	220

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
May 2013

Submarket	Freehold		Condominium		Rental		Total*	
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012
Ottawa City	265	267	341	39	8	71	614	377
Ottawa, Vanier, Rockcliffe	16	15	266	39	0	2	282	56
Nepean inside greenbelt	10	5	0	0	0	69	10	74
Nepean outside greenbelt	46	47	0	0	0	0	46	47
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	21	41	0	0	0	0	21	41
Kanata	62	60	40	0	0	0	102	60
Cumberland	68	61	0	0	0	0	68	61
Goulbourn	15	28	35	0	8	0	58	28
West Carleton	15	7	0	0	0	0	15	7
Rideau	1	1	0	0	0	0	1	1
Osgoode	11	2	0	0	0	0	11	2
Clarence-Rockland City	11	24	0	0	0	0	11	24
Russell Township	2	1	0	0	0	0	2	1
Ottawa-Gatineau CMA (Ontario Portion)	278	292	341	39	8	71	627	402

Table 3.5: Completions by Submarket and by Intended Market
January - May 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Ottawa City	1,225	1,324	691	657	45	222	1,961	2,203
Ottawa, Vanier, Rockcliffe	95	77	387	605	37	7	519	689
Nepean inside greenbelt	13	8	0	0	0	69	13	77
Nepean outside greenbelt	342	359	222	28	0	0	564	387
Gloucester inside greenbelt	0	12	0	0	0	0	0	12
Gloucester outside greenbelt	185	217	0	0	0	0	185	217
Kanata	219	168	40	0	0	146	259	314
Cumberland	187	253	0	24	0	0	187	277
Goulbourn	65	104	42	0	8	0	115	104
West Carleton	50	46	0	0	0	0	50	46
Rideau	13	13	0	0	0	0	13	13
Osgoode	56	67	0	0	0	0	56	67
Clarence-Rockland City	38	51	0	0	0	2	38	53
Russell Township	35	25	0	0	4	0	39	25
Ottawa-Gatineau CMA (Ontario Portion)	1,298	1,400	691	657	49	224	2,038	2,281

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
May 2013	0	0.0	21	26.9	8	10.3	13	16.7	36	46.2	78	486,900	508,612
May 2012	0	0.0	13	11.2	14	12.1	38	32.8	51	44.0	116	485,400	495,384
Year-to-date 2013	0	0.0	59	15.8	50	13.4	86	23.0	179	47.9	374	495,945	516,597
Year-to-date 2012	2	0.4	68	12.5	95	17.4	163	29.9	217	39.8	545	476,900	492,110
Ottawa, Vanier, Rockcliffe													
May 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
May 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	5.9	16	94.1	17	699,900	696,641
Year-to-date 2012	1	6.3	0	0.0	0	0.0	1	6.3	14	87.5	16	774,950	807,900
Nepean inside greenbelt													
May 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Nepean outside greenbelt													
May 2013	0	0.0	2	28.6	1	14.3	3	42.9	1	14.3	7	--	--
May 2012	0	0.0	4	17.4	2	8.7	8	34.8	9	39.1	23	464,900	481,858
Year-to-date 2013	0	0.0	20	21.7	7	7.6	25	27.2	40	43.5	92	495,945	488,483
Year-to-date 2012	0	0.0	25	17.5	30	21.0	42	29.4	46	32.2	143	463,400	468,162
Gloucester inside greenbelt													
May 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Gloucester outside greenbelt													
May 2013	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	--	--
May 2012	0	0.0	0	0.0	1	4.8	7	33.3	13	61.9	21	519,400	540,767
Year-to-date 2013	0	0.0	2	3.2	11	17.5	26	41.3	24	38.1	63	472,900	483,732
Year-to-date 2012	1	1.1	1	1.1	1	1.1	35	37.6	55	59.1	93	516,900	514,638
Kanata													
May 2013	0	0.0	0	0.0	6	42.9	1	7.1	7	50.0	14	521,250	569,000
May 2012	0	0.0	0	0.0	3	15.8	7	36.8	9	47.4	19	491,900	520,958
Year-to-date 2013	0	0.0	1	2.1	18	37.5	6	12.5	23	47.9	48	466,800	531,446
Year-to-date 2012	0	0.0	3	6.3	5	10.4	19	39.6	21	43.8	48	483,950	507,773
Cumberland													
May 2013	0	0.0	16	53.3	0	0.0	8	26.7	6	20.0	30	370,990	427,203
May 2012	0	0.0	5	22.7	2	9.1	8	36.4	7	31.8	22	458,900	470,476
Year-to-date 2013	0	0.0	26	37.7	13	18.8	17	24.6	13	18.8	69	402,990	426,569
Year-to-date 2012	0	0.0	32	25.4	37	29.4	41	32.5	16	12.7	126	411,945	427,561
Goulbourn													
May 2013	0	0.0	2	18.2	0	0.0	0	0.0	9	81.8	11	567,900	572,818
May 2012	0	0.0	4	15.4	5	19.2	8	30.8	9	34.6	26	467,400	466,662
Year-to-date 2013	0	0.0	9	16.1	0	0.0	8	14.3	39	69.6	56	547,900	547,754
Year-to-date 2012	0	0.0	6	7.7	21	26.9	22	28.2	29	37.2	78	474,900	473,768

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
May 2013	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
May 2012	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	2	20.0	8	80.0	10	546,400	578,740
Year-to-date 2012	0	0.0	1	3.8	0	0.0	2	7.7	23	88.5	26	551,900	573,650
Rideau													
May 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
May 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Osgoode													
May 2013	0	0.0	1	20.0	1	20.0	0	0.0	3	60.0	5	--	--
May 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	0	0.0	1	8.3	1	8.3	1	8.3	9	75.0	12	757,500	708,725
Year-to-date 2012	0	0.0	0	0.0	1	12.5	1	12.5	6	75.0	8	--	--
Clarence-Rockland City													
May 2013	2	22.2	3	33.3	3	33.3	0	0.0	1	11.1	9	--	--
May 2012	3	42.9	3	42.9	1	14.3	0	0.0	0	0.0	7	--	--
Year-to-date 2013	5	16.7	13	43.3	10	33.3	1	3.3	1	3.3	30	368,700	360,813
Year-to-date 2012	14	51.9	9	33.3	3	11.1	1	3.7	0	0.0	27	289,900	316,348
Russell Township													
May 2013	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
May 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	0	0.0	14	48.3	8	27.6	7	24.1	0	0.0	29	376,700	389,531
Year-to-date 2012	0	0.0	9	52.9	7	41.2	1	5.9	0	0.0	17	374,200	386,122
Ottawa-Gatineau CMA (Ontario portion)													
May 2013	2	2.3	25	28.4	11	12.5	13	14.8	37	42.0	88	474,945	492,349
May 2012	3	2.4	16	12.9	16	12.9	38	30.6	51	41.1	124	477,450	484,982
Year-to-date 2013	5	1.2	86	19.9	68	15.7	94	21.7	180	41.6	433	474,900	497,293
Year-to-date 2012	16	2.7	86	14.6	105	17.8	165	28.0	217	36.8	589	467,000	480,994

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
May 2013

Submarket	May 2013	May 2012	% Change	YTD 2013	YTD 2012	% Change
Ottawa City	508,612	495,384	2.7	516,597	492,110	5.0
Ottawa, Vanier, Rockcliffe	--	--	n/a	696,641	807,900	-13.8
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	439,380	481,858	-8.8	488,483	468,162	4.3
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	601,186	540,767	11.2	483,732	514,638	-6.0
Kanata	569,000	520,958	9.2	531,446	507,773	4.7
Cumberland	427,203	470,476	-9.2	426,569	427,561	-0.2
Goulbourn	572,818	466,662	22.7	547,754	473,768	15.6
West Carleton	--	--	n/a	578,740	573,650	0.9
Rideau	--	--	n/a	862,814	794,450	8.6
Osgoode	597,200	--	n/a	708,725	630,488	12.4
Clarence-Rockland City	--	--	n/a	360,813	316,348	14.1
Russell Township	--	--	n/a	389,531	386,122	0.9
Ottawa-Gatineau CMA (Ontario Portion)	492,349	484,982	1.5	497,293	480,994	3.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
May 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	690	0.4	1,269	1,706	2,175	58.3	349,525	6.0	342,371
	February	1,026	8.9	1,237	2,249	2,259	54.8	349,797	3.6	358,206
	March	1,404	12.6	1,269	2,948	2,342	54.2	353,714	1.7	364,604
	April	1,581	2.1	1,194	3,011	2,275	52.5	363,938	3.4	359,946
	May	1,921	15.2	1,251	3,549	2,491	50.2	363,502	3.0	355,986
	June	1,675	-2.8	1,215	2,786	2,286	53.1	354,690	0.0	346,491
	July	1,382	3.4	1,219	2,528	2,415	50.5	340,352	-0.8	341,658
	August	1,149	-14.8	1,155	2,333	2,410	47.9	347,673	2.4	348,427
	September	1,011	-17.1	1,161	2,472	2,471	47.0	353,984	5.0	355,600
	October	1,092	0.8	1,157	2,205	2,349	49.3	347,581	2.3	353,633
	November	938	-9.0	1,176	1,716	2,401	49.0	350,211	0.7	354,743
	December	628	-12.2	1,194	829	2,458	48.6	336,856	0.5	349,523
2013	January	610	-11.6	1,099	2,001	2,440	45.0	343,382	-1.8	334,933
	February	924	-9.9	1,164	2,273	2,475	47.0	348,386	-0.4	354,345
	March	1,182	-15.8	1,164	2,898	2,536	45.9	359,321	1.6	359,005
	April	1,586	0.3	1,131	3,533	2,436	46.4	372,188	2.3	364,344
	May	1,812	-5.7	1,186	3,733	2,522	47.0	370,591	2.0	364,728
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2012	3,120	8.5		6,903			351,500	3.3	
	Q1 2013	2,716	-12.9		7,172			352,021	0.1	
	YTD 2012	6,622	8.7		13,463			357,951	3.2	
	YTD 2013	6,114	-7.7		14,438			362,756	1.3	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
May 2013

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	114.1	120.6	532	5.7	72.1	1,023
	February	595	3.20	5.24	114.4	121.4	535	6.0	72.6	1,026
	March	595	3.20	5.24	115.0	122.0	537	6.2	73.0	1,033
	April	607	3.20	5.44	115.0	122.4	540	6.2	73.3	1,041
	May	601	3.20	5.34	115.4	122.3	541	6.2	73.2	1,056
	June	595	3.20	5.24	115.9	121.4	538	6.1	72.7	1,051
	July	595	3.10	5.24	116.1	121.3	535	6.5	72.4	1,047
	August	595	3.10	5.24	116.2	121.7	534	6.5	72.2	1,037
	September	595	3.10	5.24	116.2	121.9	536	6.6	72.6	1,033
	October	595	3.10	5.24	116.4	122.1	540	6.6	72.9	1,024
	November	595	3.10	5.24	116.8	121.9	542	6.7	73.2	1,014
	December	595	3.00	5.24	116.8	121.2	545	6.6	73.5	1,006
2013	January	595	3.00	5.24	116.6	121.3	545	6.3	73.2	1,014
	February	595	3.00	5.24	116.4	122.7	544	6.1	72.7	1,019
	March	590	3.00	5.14	116.5	123.1	535	6.1	71.5	1,032
	April	590	3.00	5.14	116.6	122.8	529	6.1	70.5	1,040
	May	590	3.00	5.14		122.9	525	6.2	70.0	1,053
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, YouTube and Flickr.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2013 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at chic@cmhc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on

25 years ans

On June 1, 2012, CMHC's Market Analysis Centre turned 25!

CMHC's Market Analysis Centre has a strong history as the Canadian housing industry's "go-to" resource for the most reliable, impartial and up-to-date housing market data analysis and forecasts, in the country.

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

Affordable Housing Web Forums

CMHC's Affordable Housing Web Forums are distance-learning seminars that bring interested participants and industry experts together using phone and web technology. You can participate, listen, see and learn without the expense of travelling.

Register on-line!

www.cmhc.ca/ahc

64187_2013_M06

17 04 13